

- **I'm a resident of Carefree Highlands. How do I get started?**

- Click on the word "Register" in the dark brown area in the upper right corner of the screen.
- Fill in the requested information - Your email address will be your Userid - Remember your Password
- After you successfully submit the form, the website administrator will be notified of your registration and will review the data and send you an email saying you are approved to view the HOA 'protected' data.
- After you create an account, you can customize your account and update your profile by clicking on your username at the top right

Note: Only residents of Carefree Highlands will be approved.

- **If I create an account, who will be able to see my information?**

- Only approved residents will be able to access the Resident Directory.
- After you create an account, you can customize your privacy settings or update your profile by clicking on your username at the top right.

- **If I create an account, how much email will I get from this website?**

- You will be notified when any new documents or topics are added. Or if a special event is being planned.
- The Board of Directors is hoping to produce a Quarterly Newsletter and you will be notified when it is published.

- **Why can't I access all of the information on this site?**

- Some pages are available to everyone, others are restricted to residents only, while still others are available only to the Board of Directors or the Architectural Committee. Everything that is restricted is identified by a lock icon.

- **What are my yearly assessments and when are they due?**

- The Homeowner Association annual assessment is currently \$550.
- The assessment may be paid in one lump sum, or it may be paid in quarterly installments of \$137.50 due January 1, April 1, July 1 and October 1.
- The CHHOA Treasurer will send out invoices 30 days before the assessment is due.
- Assessments are considered 'Late' if they are not received by the 15th of the month in which they are due.
- In additions to checks, assessments can be paid by Zelle using email carefreehighlands@gmail.com

- **What services do my assessments provide me?**

- Once-weekly trash collection
- Co-ordination of the annual inspection of the Backflow Protection Device on each property
- Monthly landscaping service for the common area plus any special landscaping costs such as granite and plant replacement
- Monthly electricity for the common area plus any maintenance of the electric system
- Painting and repair of the Monuments on the corner of Tanglewood and the corner of Sagebrush
- Painting and repair of the wall along Central Avenue and the wall behind the houses on the North perimeter of the subdivision
- Office Supplies, Postage, and other Miscellaneous Expenses

- **Who makes up the Board of Directors**

- The five Association Board members are property owners who assist in running the Association.
- The nomination and election of Board members occur at the general meeting held in September or October each year.
- The election of Board members is staggered, 3 one year and 2 the next, to guarantee continuity.

- **Can I attend a Board of Directors meeting?**

- The Board of Directors welcomes guests to attend their meetings.
- A Notice will be posted on the Community Bulletin Board next to the mailboxes announcing the date, place, and time of the meeting.
- Anyone who would like to attend a Board Meeting should contact a member of the board 24 hours before the meeting time and mention that they would like to attend as a guest.

- **When is trash picked up?**

- Republic Services picks up trash every Tuesday.
- Trash needs to be secured in the 90/95 gallon wheeled container provided by Republic Services.
- For the replacement of a damaged container, please contact Republic Services at 602-237-2078. Tell them you are part of the Carefree Highlands HOA pick-up and give them your street address.
- All trash must be placed on the curb by 6:00 a.m. on the morning of the pick-up but no sooner than the night before pick-up.
- Trash cans must be stored out of view between trash pickup days.
- It is a violation of the Association rules as well as a disservice to neighbors to leave trash on the curb or in front of the house on days other than the pick-up day. This also presents a potential health hazard by attracting rodents and other pests into the community.

- **What are the approved exterior paint colors?**

<u>Scheme</u>	<u>Trim Color</u>	<u>Base Color</u>
1	DEC719 Coral Clay	DET694 Carmel Mission
2	DE6075 Wood Lake	DE6076 Wandering Road
3	DE6067 Crushed Stone	DE6068 Cobblestone Path
4	DE6061 River Rocks	DEC6069 Bannister Brown
5	No standard color match could be found	

For those with computer access, Dunn Edwards has a website where the approved paint colors are listed. Press CNTL + Click on the link:

https://www.dunnedwards.com/colors/archive/color-ark_pro/carefree-highlands/current-de-colors

- **What do I do if I receive another person's mail in my mailbox?**

- Put any mail that is not yours back into the mailbox using the 'Out Mail' slot provided so the mailman can redeliver to the correct person.
- For security reasons, please do not leave such mail on top of the mailbox held down with a stone, or attached to the community bulletin board next to the mailbox

- **How do I request a property owner's association disclosure package when I am selling my home?**

- Sellers may contact CHHOA's Treasurer for this information.
- You can find the treasure's email and phone number by selecting the Board of Director option on the website menu.
- By law, the treasurer has 14 days to provide a package; however, sellers can request an expedited package for an additional charge. An expedited package will be available within 5 business days after receipt of a properly completed request form.